111.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,600 / 727,600
					USE VALUE:	727,600 / 727,600
					ASSESSED:	727,600 / 727,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURRAN KEVIN T & BRIANA H
Owner 2:	
Owner 3:	
Street 1:	18 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OWENS MARTA -
Owner 2:	-
Street 1:	18 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5213.000	344,300		383,300	727,600
Total Card	0.120	344,300		383,300	727,600
Total Parcel	0.120	344,300		383,300	727,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.18 /Parcel: 418.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70853

GIS Ref

GIS Ref

Insp Date 09/26/18

!8655!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,300	0	5,213.	383,300	727,600		Year end	12/23/2021
2021	101	FV	334,200	0	5,213.	383,300	717,500		Year End Roll	12/10/2020
2020	101	FV	334,200	0	5,213.	383,300	717,500	717,500	Year End Roll	12/18/2019
2019	101	FV	254,400	0	5,213.	377,800	632,200	632,200	Year End Roll	1/3/2019
2018	101	FV	254,000	0	5,213.	290,200	544,200	544,200	Year End Roll	12/20/2017
2017	101	FV	254,000	0	5,213.	273,800	527,800	527,800	Year End Roll	1/3/2017
2016	101	FV	254,000	0	5,213.	251,900	505,900	505,900	Year End	1/4/2016
2015	101	FV	239,800	0	5,213.	235,500	475,300	475,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:41:11

LAST REV

Date	Time
10/02/18	08:55:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWENS MARTA,	62634-448		9/16/2013		597,500	No	No		
AMAN SUSAN E/CO	54730-22		5/25/2010		525,000	No	No		
DONNELLY THOMAS	33333-533		7/27/2001		316,000	No	No		
	10835-479		12/27/1999	Family		No	No		
	10835-479		6/2/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2010	2103	New Wind	11,140					REPL 17 WINDOWS
4/30/2004	296	Addition	10,000	C		G6	GR FY06	3 SEASON PORCH TO
6/9/2002	451	Addition	12,000	C		G4	GR FY04	5X15 ADDITION-12X1

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/24/2009	Measured	197	PATRIOT
3/10/2005	Permit Visit	BR	B Rossignol
10/26/2001	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/3/2000	Measured	197	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5213		Sq. Ft.	Site		0	70.	1.05	6			Road Co	-5					383,300						383,300	

Total AC/HA:	0.11967	Total SF/SM:	5213	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	383,300	Spl Credit		Total:	383,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34767437
Const Adj.:	0.98000199
Adj $ / SQ:	178.298
Other Features:	84361
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423017
Depreciation:	78681
Depreciated Total:	344336

COMMENTS

PDAS, UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

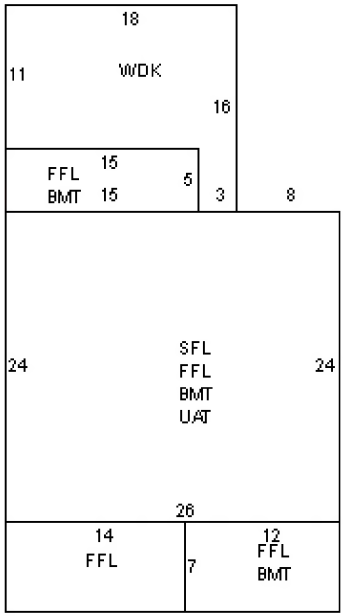
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.30
Special Features:	0	Val/Su Net:	129.58
Final Total:	344300	Val/Su SzAd	228.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	881	178.300	157,080
BMT	Basement	783	72.750	56,960
SFL	Second Floor	624	178.300	111,258
WDK	Deck	213	10.480	2,232
UAT	Upper Attic	156	71.320	11,126
	Net Sketched Area:	2,657	Total:	338,656
Size Ad	1505	Gross Area	3125	FinArea 1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

111.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: